

ZONING AND BUILDING AGENDA

JULY 12, 2006

THE ZONING BOARD OF APPEALS RECOMMENDATION:

270960 DOCKET #7848 - JESUS CORDOVA, Owner, Application: Variation to reduce front yard setback from 30 feet to 24 feet (existing); and reduce right interior side yard setback from 10 feet to 7 feet (existing detached accessory structure) for a dormer only in the R-5 Single Family Residence District. The subject property consists of approximately 0.22 of an acre, located on the east side of Alta Street, approximately 60 feet south of Wellington Avenue in Leyden Township. **Recommendation: That application be granted an one year extension to May 3, 2007.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATION:

278214 DOCKET #8095 - DR. ROBERT D. DURR, Owner, 3494 Vollmer Road, Olympia Fields, Illinois 60461, Application (No. SU-06-05; Z06063). Submitted by same. Seeking a **SPECIAL USE, UNIQUE USE** in the R-4 Single Family Residence District for the conversion of an existing single family residence to a dental office in Section 15 of Rich Township. Property consists of 0.68 of an acre, located on the southwest corner of 204th Street and Crawford Avenue in Rich Township. Intended use: The use of this property would be for a dental office. Improvements would include new flooring, drywall in some areas, bathroom, siding, landscaping and plumbing. **Recommendation: That application be granted.**

NEW APPLICATION

280224 1031 BARRINGTON, INC. c/o Emmanuel Joseph, Owner, 7919 Arcadia, Morton Grove, Illinois 60053, Application (No. SU-06-09; Z06136). Submitted by James M. O'Rourke, Esq., 53 West Jackson Boulevard, Suite 240, Chicago, Illinois 60604. Seeking a SPECIAL USE in the C-1 Restricted Business District for a gasoline station and a SPECIAL USE UNIQUE USE for a car wash for an automobile gasoline station including minor accessories and supplies customarily incidental to gasoline stations with car wash, detailing services and convenience store in Section 9 of Maine Township. Property consist of approximately 0.9623 of an acre located on the northeast corner of Reding Circle (private road) and Golf Road in Section 9 in Maine Township. Intended use: For a gasoline station, convenience store and car wash with detailing bays.

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

280225 DOCKET #7961 – G. HAJDICH, Owner Application: Variation to reduce front yard setback from 30 feet to 17 feet; amended to 20 feet from the west easement line; and 36 feet from the edge of the road to the corner of proposed garage, for a single family residence in the R-5 Single Family Residence District. The Zoning Board of Appeals received a letter dated June 6, 2006 from Lake Mary Anne Homeowners' Association stating the compromise agreement between the applicant and Lake Mary Anne Architectural Committee. The Association approved the amended setbacks as stated above. The subject property consists of approximately 0.49 of an acre, located on the west side of Reding Circle, approximately 1,002 feet north of Golf Road in Maine Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

280226 DOCKET #8013 – TRIDENT BUILDERS/C. FAZIO, Owners Application: Variation to combine two (2) lots into one (1); reduce lot area from 40,000 square feet (well and septic requirement) to 25,275 square feet; reduce lot width from 150 feet to 95 feet (existing); and reduce front yard setback from 40 feet to 27 feet for a single family residence on well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.60 of an acre, located on the southwest corner of 155th Street and 113th Avenue in Orland Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Cook County Department of Public Health Approval #16478

280227 DOCKET #8084 – H. DURON, Owner Application: Variation to reduce left interior side yard setback from 10 feet to 4 feet; reduce right interior side yard setback from 10 feet to 6 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the east side of Lockwood Avenue, approximately 30 feet south of 48th Street in Stickney Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

280228 DOCKET #8102 – J. JANIK, Owner Application: Variation to reduce both interior side yard setbacks from 10 feet to 3 feet; and reduce rear yard setback from 5 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side of south Luna Avenue, approximately 300 feet north of 48th Street in Stickney Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

280229 DOCKET #8103 – G. & D. COBB, Owners Application: Variation to reduce lot area from 40,000 square feet to 36,890 square feet (existing); and reduce lot width from 150 feet to 119 feet (existing) for a sunroom addition in the R-3 Single Family Residence District. The subject property consists of approximately 0.85 of an acre, located on the south side of 190th Street, approximately 279 feet west of Riegel Road in Bloom Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

280230 DOCKET #8104 – K. & L. KRUEGER, Owners Application: Variation to reduce left side yard setback from 10 feet to 7 feet (existing) for an addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.24 of an acre, located on the west side of Prairie Lawn Avenue, approximately 150 feet south of Knollwood Lane in Northfield Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

- 280231 DOCKET #8106 – B. FUDALA, Owner Application: Variation to combine two (2) lots into one (1); reduce lot area from 40,000 square feet to 13,225 square feet; reduce lot width from 150 feet to 100 feet; and reduce rear yard setback from 50 feet to 39 feet for a single family residence on well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 0.30 of an acre, located on the east side of Marion Street, approximately 201 feet south of Lunt Avenue in Schaumburg Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- Cook County Department of Public Health Approval #16426
- 280232 DOCKET #8108 – T. HAN, Owner Application: Variation to reduce rear yard setback from 40 feet to 30 feet for a deck addition off of the second story in the R-5 Single Family Residence District. The subject property consists of approximately 0.20 of an acre, located on the north side of William Avenue, approximately 209 feet east of Flora Avenue in Maine Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 280233 DOCKET #8109 – DOWNERS GROVE NATIONAL BANK & TRUST, Owner Application: Variation to reduce both interior side yard setbacks from 10 feet to 4.5 feet; increase the floor area ratio from .40 feet to .60 feet; reduce front yard setback from 30 feet to 22 feet for a single family residence; and reduce rear yard setback from 5 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the east side of south Lockwood Avenue, approximately 120 feet north of 49th Street in Stickney Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 280234 DOCKET #8110 – DOWNERS GROVE NATIONAL BANK & TRUST, Owner Application: Variation to reduce both interior side yard setbacks from 10 feet to 4.5 feet; increase the floor area ratio from .40 feet to .60 feet; reduce front yard setback from 30 feet to 22 feet for a single family residence; and reduce rear yard setback from 5 feet to 3 feet for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the east side of South Lockwood Avenue, approximately 90 feet north of 49th Street in Palos Stickney Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 280235 DOCKET #8112 – A. GUIDA, Owner Application: Variation to reduce rear yard setback from 40 feet to 26 feet (existing) for a brick patio and stairs on a new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.21 of an acre, located on the north side of West Catherine Avenue, approximately 88 feet west of Washington Street in Norwood Park Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

280236 DOCKET #8113 – S. BRACEY, Owner Application: Variation to reduce lot width from 150 feet to 100 feet (existing) for a new single family residence on well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 1.45 acres, located on the east side of Springfield Avenue, approximately 1,110 feet south of 179th Street in Bremen Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Cook County Department of Public Health Approval #16508

280237 DOCKET #8114 – M. DIENER, Owner Application: Variation to reduce front yard setback from 30 feet to 20 feet for an open porch addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.50 of an acre, located on the west side of Division Street, approximately 117 feet north of Cornell Avenue in Barrington Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

280238 DOCKET #8115 – J. KARANTZIS, Owner Application: Variation to reduce left interior side yard setback from 10 feet to 4 feet to replace a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the west side of Western Avenue, approximately 337 feet north of Clancy Drive in Maine Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

280239 DOCKET #8116 – K. YAHL, Owner Application: Variation to reduce left interior side yard setback from 15 feet to 5 feet for a detached garage in the R-4 Single Family Residence District. This setback is keeping in line with the rest of the neighbors' garages. The subject property consists of approximately 0.75 of an acre, located on the east side of 92nd Court, approximately 300 feet north of 144th Place in Orland Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

280240 DOCKET #8117 – J. LAVORATO, Owner Application: Variation to reduce rear yard setback from 40 feet to 15 feet for an attached deck and above ground pool in the R-5 Single Family Residence District. The subject property consists of approximately 0.18 of an acre, located on the east side of north Harold Avenue, approximately 441 feet north of Winters Drive in Leyden Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS:

280241 DOCKET #8118 – STATE BANK OF COUNTRYSIDE, Trustee under Trust #87-262, Owner Application: Variation to reduce corner side yard setback from 25 feet to 8 feet; and reduce rear yard setback from 40 feet to 33 feet for existing single family residence (Lot 3 only) in the R-5 (PUD) Single Family Residence District. The subject property consists of approximately 1.08 acres, located on the north side of 131st Street, approximately 650 feet east of Southwest Highway in Palos Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

280242 DOCKET #8119 – L. SCHULTZ, Owner Application: Variation to reduce lot area from 20,000 square feet to 18,381 square feet (existing); reduce front yard setback from 40 feet to 30 feet (existing); and reduce right interior side yard setback from 15 feet to 10 feet (existing) for a proposed one story addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.72 of an acre, located on the south side of 54th Place, approximately 100 feet east of Laurel Avenue in Lyons Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

* The next regularly scheduled meeting is presently set for Thursday, September 7, 2006.